

MINUTES OF PLANNING & ZONING COMMISSION
JANUARY 16, 2020
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice. A copy of the proof of publication is on file in the Zoning Administrator's office. Advance notice of the meeting was also given to the Planning & Zoning Commission and availability of the Agenda was communicated in the advance notice. The agenda is available for anyone wanting a copy of the agenda.

Vice Chairperson Willie Keep opened the meeting at 7:07 P.M. at the Buffalo County Courthouse in Kearney, NE with a quorum present on January 16, 2020.

Present were: Scott Brady, Tammy Jeffs, Willie Keep, Marc Vacek, Buss Biehl, Randy Vest, and Loye Wolfe

Absent: John Keeney

Also attending were Deputy County Attorney Andy Hoffmeister, Zoning Administrator Jason Wozniak.

Chairperson Brady announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and we do abide by the Open Meetings Act.

Zoning Administrator Jason Wozniak called for the election of the Chairman. Motion made by Vacek, seconded by Vest to nominate Scott Brady for Chairperson. Voting yes: Wolfe, Vacek, Biehl, Jeffs, Keep, and Vest. Voting no: None Abstain: Brady. Absent: Keeney

Chairperson Brady called for the election of a Vice Chairperson. Motion was made by Jeffs, seconded by Wolfe to nominate Willie Keep for Vice Chairperson. Voting yes: Wolfe, Jeffs, Biehl, Brady, Vacek and Vest. Voting no: none. Abstain: Keep. Absent: Keeney.

Chairperson Brady called for the election of a Secretary. Motion was made by Vest, seconded by Vacek to nominate Loye Wolfe for Secretary. Voting yes: Vacek, Biehl, Brady, Jeffs, Keep and Vest. Voting no: none. Abstain: Wolfe. Absent: Keeney.

The public forum was opened at 7:12 P.M. The public forum closed at 7:12 P.M.

Chairperson Brady opened the public hearing at 7:12 P.M. for recommendation to adopt Buffalo County Zoning Regulations related to Solar Energy.

Andy Hoffmeister-This is being brought back from the Board of Commissioners. We had a meeting with Dawson Public Power and some landowners concerning Solar Energy. From the meeting we concluded to make solar panels smaller than a solar farm a use by right as an Accessory Use. This means they need to be located in the rear of the lot. In addition, for roof mounted solar panels fire code makes you have a 3-foot buffer around any edge, eve, or hip of the roof. Setbacks for standalone ground systems will be the same as any other dwelling or structure according to the zoning district requirements. We do say in AGR systems not allowed in front yard. Nothing changed on solar farm provision from prior draft and most definitions remained the same. Most changes come to use by right as accessory use and set back requirements.

Plan to remove the 3-foot setback in accessory building section 8.1 of code. Need to make setbacks the same as what is in each zoning district requirement.

Motion was made by Vest, seconded by Biehl to approve sending the Solar Energy as presented it to the Buffalo County Board of Commissioners:

Voting yes: were Biehl, Jeffs, Brady, Vest, Vacek. Keep, Wolfe,

Voting no: none.

Abstain: None

Absent: Keeney

Motion carried.

Old Business: Moved by Vacek, seconded by Jeffs to approve the minutes of the November 21, 2019 as presented.

Voting yes: Biehl, Brady, Jeffs, Vacek, Keep, Vest, and Wolfe

Voting no: none.

Abstain: None

Absent: Keeney

Motion carried.

Other items discussed.

The next meeting of the Planning & Zoning Commission will be as needed. If items come in may be on February 20, 2020 at 7:00 P.M.

Chairperson Scott Brady adjourned the meeting at 8:10 P.M.